

CONTENTS

LAND USE..... 1

INTRODUCTION..... 1

ZONING 2

FOCUS AREAS 8

LAND USE REGULATION ISSUES 10

List of Tables

Table 1: Salisbury Land Uses by Parcel 1

LAND USE

Introduction

Salisbury has 4,517 land parcels, broken down by general land use category as shown in Table 1. As the analysis reveals, almost 75% of the properties in Salisbury are in residential use. Land classified as developable or *potentially* developable commercial, residential and industrial land comprises about 31% of the total land acreage in the Town, though it is generally agreed that much of this land is somewhat to substantially constrained by wetlands. In addition, there are about 543 acres remaining in agricultural use.

Table 1: Salisbury Land Uses by Parcel¹

	Parcels Number	Percent	Acres Number	Percent
Residential				
• Single-Family	2,031	45.0%	1,895	22.7%
• Other Residential	1,342	29.7%	886	10.6%
Commercial	244	5.4%	581	7.0%
Industrial	22	0.5%	67	0.8%
Agricultural	43	1.0%	543	6.5%
Public & Non-Profit		0.0%		0.0%
• Town	60	1.3%	379	4.5%
• Other	62	1.4%	1,403	16.8%
Vacant Land		0.0%		0.0%
• Developable	181	4.0%	673	8.1%
• Potentially Developable	74	1.6%	250	3.0%
• Undevelopable	458	10.1%	1,672	20.0%
TOTAL	4,517		8,350	

¹ This analysis is based on data provided by the Town Assessor in August of 2007

Zoning

Residential

Of all developed land in Salisbury about 75% is dedicated to serving residential uses. Type of residential use is directed by Salisbury's zoning which prescribes three different residential districts. R1 represents the most rural option with a minimum lot size of 2 acres, minimum frontage of 200 feet, a maximum of 20% of building lot coverage and a maximum building height of 35 feet. R2 supports somewhat less rural development with a one acre minimum lot size, 150 feet of minimum frontage, up to 25% of building lot coverage, and the same 35 feet height limit. R3 is the most flexible district, allowing a minimum lot size of $\frac{1}{4}$ of an acre; minimum lot frontage of 40 feet; 60% maximum building lot coverage, but still retaining the 35 feet height limit.

All three residential districts (R1, R2 and R3) allow one family detached dwellings and mobile homes by right and accessory apartment dwellings and home occupations by special permit. None of the residential districts allow multi-family dwellings. In addition many community and agricultural uses such as churches, parks, public utilities, cemeteries, agriculture, livestock and noncommercial forestry are allowed, while hospitals, town owned buildings and utilities, and commercial agricultural facilities are allowed with a special permit. R3 is somewhat more restrictive than the others in that commercial forestry, stables, kennels and vets, and commercial farm uses are not

allowed. No commercial uses are allowed by right though commercial uses allowed by special permit in all three residential districts include campgrounds, communication and TV towers, marinas, nursery schools or day cares, and waterfront marine and boat building, selling, renting, servicing, repairing and storage. Restaurants, retail shops and most service providers are prohibited from all residential districts.

Commercial

The Town's commercial zones include Beach Commercial (BC), Commercial (C) and Commercial 2-4 (C2, C3, C4). Minimum allowable lot sizes range from ½ acre to 2 ½ acres, the minimum allowable frontage is 100 feet in C and 150 feet in all other commercial districts; the maximum percent of building lot coverage is 25 to 40 percent with the exception of the BC district which allows up to 100% lot coverage; maximum building height is 35 feet.

One-family detached and mobile home dwellings as well as home occupations are allowed by right in all commercial districts except C3; accessory apartment dwellings are allowed by special permit in all except C3. Commercial district C allows the most uses by right or with special permit. C2 is similar though allows somewhat fewer uses. C3 and C4 are more restrictive of commercial uses; C3 requiring special permits from the Planning Board for a variety of uses.

BC is the only district in Salisbury that allows multi-family dwellings by right. In addition it is the only district that does not have dimensional controls established, with the exception of the 35 foot height limitation.

Industrial

There is also zoning for industrial development (I) in Salisbury. Dimensional controls for the Industrial zone include a one acre minimum lot size, 150 feet of minimum frontage, 40% maximum lot coverage and a maximum height of 40 feet, the town's highest allowable height. Residential uses are excluded in the Industrial zone, as are a number of community and commercial businesses including hospitals, recreational facilities, motels, hotels and cabins, schools, gas stations, restaurants, and retail establishments.

Overlay Districts

In addition to the underlying zoning districts, the Town has recently developed a series of Overlay Districts to encourage the protection of town resources, enhance housing options, and encourage more sensitive and sustainable development through smart growth strategies.

Water Resource Overlay District

The Water Resource Overlay District was adopted in 1987 to protect the public health by preventing contamination of the surface water and groundwater resources providing existing and potential water supply for the town. Development within a Water Resource District will be constrained to the six permitted uses described here:

- 1) Conservation of soil, water, plants and wildlife;
- 2) Outdoor active and passive recreation’
- 3) Operation and maintenance of roads, utilities, and other structures, provided there is no significant increase in impervious pavement;
- 4) Operation and maintenance of water bodies and water control, supply, and conservation devices;
- 5) Residential and commercial development permitted in the underlying district provided that not more than 20% of a building lot is rendered impervious;
- 6) Farming, gardening, nursery, conservation, forestry, harvesting, and grazing uses, provided that fertilizers, herbicides, pesticides, manure, and other leachable materials incidental to such uses are not stored uncovered outdoors.

Motel Reuse Overlay District

The Motel Reuse Overlay District (MROD) adopted in 2006 encourages motel owners to consider redevelopment that increases the value of their property and generates more tax revenue for the Town. The proposed bylaw serves other purposes as well: to promote a variety of housing choices, including affordable units, and to guide growth toward established areas. MROD reuse projects must meet special architectural design, site plan and landscaping standards.

Village Residential Overlay District

The Village Residential Overlay District also adopted in 2006 encourages Smart Growth by creating opportunities to locate more housing and people near goods and services, and

in areas with adequate utilities. It allows more types of housing, provided the new homes meet special design guidelines and are compatible in scale with the neighborhoods around Salisbury Square.

Village Center District

The Village Center District is not an overlay district, but rather represents a change to the original zoning. The Village Center District implements one of the many important recommendations made in Salisbury's Community Development Plan, which the Town completed in 2004. The District's vision is to encourage redevelopment of Salisbury Square as a village center with a mix of pedestrian-oriented businesses and housing. Reduced front setbacks will encourage locating shops closer to the sidewalks with shared parking to the side or in the rear. Some previously allowed commercial uses of the zoning district will not be allowed in the new District including new gas stations, auto repair service and sales, car washes, hotels, motels and cabins, chemical warehouse and fish processing centers. Mixed use buildings are preferred along Elm Street, Lafayette Road, Bridge Road, Beach Road and Route 110, to include retail, restaurant and similar public uses on the ground floor and office and/or residential uses on upper floors.

Flexible Residential Development

The FRD Zoning Bylaw was adopted in 2005 and is intended to provide a method for protecting open space within the community. For residential subdivisions of 5 acres or more in Residential zones 1 and 2 and Commercial zones 1, 2 and 4, the applicant is required to submit a FRD special permit application. In return for providing 50% of the

total developable land as protected open space, the applicant can receive a reduction in the dimensional requirements and may also receive a density bonus of up to 35% more dwelling units than would be allowed under a conventional subdivision.

The 2004 Community Development Committee identified many areas in which Salisbury's zoning needed to be improved and updated. It charged that conflicts, omissions, and lack of modern zoning standards impeded and added to the work of Town staff, the Planning Board and the ZBA. Consequently, one of the Committee's primary recommendations was for the Town Meeting to create a new Zoning Review Committee, and charge it with the mission of reviewing and proposing beneficial revisions to the Zoning by-law. The CDPC submitted a Warrant Article to the Spring 2004 Annual Town Meeting to establish the Zoning Review Committee where it was adopted unanimously. The committee was formed and has made substantial improvements (outlined above) to the Town's zoning through the creation of overlay districts, a change to the Village Center District, and the creation of an inclusionary housing by-law. While these additions and changes will encourage more appropriate development, the underlying zoning remains outdated and inadequate to direct future growth and protect the town's natural and cultural resources.

Review of the existing zoning districts and regulations need to continue. If a change in the type of development that has affected Salisbury in recent decades is desired, the Town will need to substantially change the zoning that continues to allow the strip mall development along the Town's commercial corridors, prevents the development of much

needed multi-family housing options, and challenges property owners who want and need to upgrade homes and businesses throughout town.

Focus Areas

As discussed in Chapter 1, Introduction, the Master Plan is referenced according to seven key focus areas, each with a different set of existing conditions and each with its own unique vision.

Salisbury Plains is characterized by a rural landscape and hosts primarily single family homes. It contains the town's largest collection of Chapter 61 lands and represents an opportunity for open space protection.

Beach District includes the barrier beach and expansive salt marshes, dense residential development and a primarily seasonal commercial core. A diversity of land owners and vulnerable resources highlight the need for critical and comprehensive planning here. Recent plans and the accompanying zoning changes indicate the town's desire for a change in the development pattern.

Salisbury Square, the town's colonial village center is today the town's traffic epicenter. This area has also received considerable study within the past few years, resulting in both a change in zoning and a zoning overlay district. The town's residents clearly want to

honor this district's history by developing walkable neighborhoods abutting a dense and desirable main square.

Rings Island, a historic fishing village has retained much of its charm and maritime character. Sensitive wetlands, marshes and water bodies, single family homes and water dependent businesses co-exist in this small southern neighborhood in Salisbury. Protecting this co-existence will be vital to maintaining its integrity.

Elm Street Corridor stretching from I 95 to Salisbury Square is the primary commercial corridor in Salisbury. It's domination by the automobile is likely to continue into the foreseeable future allowing the area to differentiate itself from the more narrow Route 1 corridor.

Route 1 Corridor including Lafayette Road and Bridge Road is a major gateway corridor in Salisbury. However, to date it is a product of unchecked growth that has developed into a nondescript landscape with an abundance of unattractive and incompatible uses.

Rabbit Road, located along side Interstate 95 and with access at both ends of town is seen as the town's industrial area, though it supports many single family homes as well. With the addition of town water and sewer, the town hopes to see increased commercial and industrial development here.

Land Use Regulation Issues

Smart Growth
[To be developed]

Development Review Process
[To be developed]

Quality of Development
[To be developed]